Preliminary land Use Service (PLUS)

Delaware State Planning Coordination
540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: **Simpson Farm Subdivision**
2. Location: **S. Walnut Street**
3. Parcel Identification #: **1-30-3.00 263.04**
4. County or Local Jurisdiction Name: **Sussex County**
5. Owner's Name: **Virginia S. & Frances S. Kennedy**

Address: **405 Lakewood Dr.**

City: **Milford** State: **DE** Zip: **19963**

Phone: Fax: Email:

6. Applicant's Name: **Simpson Farm LLC c/o East Bay Homes**

Address: **420 Rehoboth Avenue**

City: **Rehoboth Beach** State: **DE** Zip: **19971**

Phone: **302-226-4950** Fax: **302-226-4951** Email:

7. Engineer/Surveyor Name: **Davis, Bowen & Friedel, Inc.**

Address: **23 North Walnut Street**

City: **Milford** State: **DE** Zip: **19963**

Phone: **(302) 424-1441** Fax: **(302) 424-0430** Email: **rbd@dbfinc.com**

8. **Please Designate a Contact Person, including phone number, for this Project:** **Randy B. Duplechain, P.E.**

(302)-424-1441

Information Regarding Site:

9. Area of Project (Acres +/-): **183.18 +/- acres**

10. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☑ Community ☐ Developing ☐ Environmentally Sensitive ☐ Secondary Developing ☐ Rural

11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications."
None

12. Present Zoning: **R-1**

13. Proposed Zoning: **R-3 (PUD)**

14. Present Use: **Agricultural**

15. Proposed Use: **Residential w/neighborhood commercial**

16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:
N/A

17. Comprehensive Plan recommendation: **City of Milford - Residential Land Use**
If in the County, which area, according to their comprehensive plan, is the project located in:
New Castle ☐ Kent ☐ Sussex ☑
Suburban ☐ Inside growth zone ☐ Town Center ☐
Suburban reserve ☐ Outside growth zone ☐ Developing ☐
Other ☐ Environ. Sensitive Dev. District ☐
Low Density ☐

18. Water: ☐ Central (Community system) ☐ Individual On-Site ☑ Public (Utility)
Service Provider Name: **City of Milford**
What is the estimated water demand for this project? **206,000 gals/day at build out**
How will this demand be met? **Under City water plan - see attachment below**

19. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☑ Public (Utility)
Service Provider Name: **City of Milford/Kent County**

20. If a site plan please indicate gross floor area: **N/A**

21. If a subdivision: ☐ Commercial ☑ Residential ☐ Mixed Use ☐ **N/A**

22. If residential, indicated the number of number of Lots/units: **+/-1000** Gross Density of Project: **5 units**/Net Density **To be determined**
1000 residential w/100 retail units (PUD) **acre**
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

23. If residential, please indicate the following:
Number of renter-occupied units: **+/- 18%**
Number of owner-occupied units: **+/- 82%**

Target Population (check all that apply):
Renter-occupied units
☑ Family
☐ Active Adult (check only if entire project is restricted to persons over 55)
Owner-occupied units **various**
☐ First-time homebuyer – if checked, how many units
☐ Move-up buyer – if checked, how many units
☐ Second home buyer – if checked, how many units
☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: Proposed Use: % of Impervious Surfaces: **To be determined**
Square Feet: Square Feet:

25. What are the environmental impacts this project will have?

How much forest land is presently on-site? **+/-46 acres** How much forest land will be removed? **To be determined**

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☑ No ☐ **N/A**

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☑ No ☐ **N/A**

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☑ No ☐ **N/A**

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☑ No ☐ **N/A**

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☑ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☑ Yes ☐ No ☐ **N/A**

Are the wetlands: ☐ Tidal Acres
☑ Non-tidal Acres **Wetlands survey in progress.**

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No ☑ **In progress**

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☑ No ☐ **N/A**

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☑ No If "Yes", describe the impacts: ☐ **N/A**

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☐ No ☑ **To be determined**

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☑ No ☐ **N/A**

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No ☑ **N/A**

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe : ☑ **N/A**

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?
☐ Yes ☑ No ☐ **N/A**

If yes, please list name:

30. List the proposed method(s) of stormwater management for the site: **To be determined**

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.):

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☑ No

31. Is open space proposed? ☑ Yes ☐ No If "Yes," how much? Acres Square Feet **To be determined**
☐ **N/A**

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?

Where is the open space located? **To be determined**

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☑ No ☐ **N/A**

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☑ No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? ☑ Yes ☐ No If "Yes," what are they? ☐ **N/A**

Water, sewer, stormwater management, electric among others

34. Are any environmental mitigation measures included or anticipated with this project? ☑ Yes ☐ No ☐ **N/A**

Acres on-site that will be permanently protected **If necessary, per all applicable regulations.**

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed

Buffers from wetlands, streams, lakes, and other natural water bodies

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☐ Yes ☑ No ☐

36. Will this project generate additional traffic? ☑ Yes ☐ No ☐ **N/A**

Traffic study has been initiated 6/04.

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season **To be determined**

What percentage of those trips will be trucks, excluding vans and pick-up trucks?

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. **Entrances proposed from South Walnut Street and via extension of Cherry and Elm Streets. Interior roads will be 2 lanes minimum to DelDOT standards.**

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☑ No ☐ N/A

39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. **Along S. Walnut, Cherry & Elm**

40. Are there existing or proposed sidewalks? ☑ Yes ☐ No; bike paths ☐ Yes ☐ No ☐ N/A

Is there an opportunity to connect to a larger bike/pedestrian network? ☑ Yes ☐ No ☐ N/A

41. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☑ No ☐ N/A

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☑ No ☑ Via Comp Plan reviews

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☑ No ☐ N/A
If "Yes," please indicate what will be affected (Check all that apply)

☐ Buildings/Structures (house, barn, bridge, etc.)
☐ Sites (archaeological)
☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☐ Yes ☑ No ☐ N/A

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☑ No ☐ N/A

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
☑ Yes ☐ No ☐ N/A
If yes, please List them: **Household waste**

44. Please make note of the time-line for this project: **Construction to begin in 2006**

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner or contract buyer — Date

Randy B. Duplechain, P.E. — **6/30/04**
Signature of Person completing form (If different than property owner) — Date

This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site**. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

SUMMARY

The Milford Water system is an interconnected and looped network that operates with four water plants and three elevated water towers. Water production is 796 million gallons per year out of system capacity of 857 million gallons per year. Immediately available surplus capacity is equivalent to +/- 740 additional dwelling units.

Water production is divided between 10 wells in four aquifers. Well production is redundant to allow the largest capacity well to be out-of-service while meeting current seasonal peak demands.

Water treatment and distribution to the system is from four water plants located across the city. The water plant redundancy is balanced such that one plant may be out-of-service for maintenance during the winter months while meeting the reduced seasonal demand.

Water storage capacity is 1 million gallons, located in 3 towers within the City. In conjunction with the water production facilities the storage is adequate to maintain system pressures under normal and peak demands while meeting fire flow requirements. If the entire City water system was shut down due to electrical outage, elevated water storage is available for approximately 9 hours of summer-time demand or 12 hours of winter time demand. Emergency power generation is available at three of the four water plants and production is capable of being re-established in that time frame.

Water distribution mains are adequate to supply demand as well as fire flows throughout the City.

Projected demands are expected to outpace the system's well and water plant capacity in 6 to 7 years. Short term recommendations include upgrading the Kenton Water Plant with a replacement well, conducting of a test well program to identify future groundwater sources and completion of the City's Well Head Protection and Source Water Protection

ordinances to protect existing facilities. These items should be completed by mid-2005. New water allocation permit applications should be developed for DNREC and DRBC review based on annexation and growth projections included within this study and the Comprehensive Plan and the results of the Kenton Plant Upgrade and test well program.

Mid-term recommendations include obtaining land and financing for an additional water storage tower in the City's southeast quadrant. Because of the potentially significant lead-time for permitting and/or easement acquisition, these activities should begin in 2005. Construction should be targeted for 2006 or 2007.

Long-term recommendation is completion of a second well at the upgraded Kenton Plant and construction of a new-multi-well plant in the Sussex County portion of the City. Implementation of this expansion should occur within the 2007-2010 time frame.

SUMMARY

The City's wastewater collection and transmission system is divided into four (4) primary catchment areas, referred to as: Truitt, Washington, Fisher and Kent County.

Truitt Primary Catchment

The Truitt Primary collects wastewater from the northwest quadrant of the City between the Mispillion River boundary on the south and Airport Road on the north. The wastewater is funneled to the Truitt Avenue Pump Station, which discharges to a short force main and hence into the Kent County Catchment. The limiting facility for the Truitt Primary is the Truitt Avenue pump station. The Truitt Catchment currently includes capacity for the current flows plus buildout of some of the undeveloped properties within the City limits today.

Short-term recommendations include addition of a meter and by-pass piping to assist in maintenance of the pump station and an upgrade of the pumps to higher capacity and higher efficiency. The associated force main will also be evaluated to assure compatibility with the upgraded plant. Long-term recommendations include evaluation of EDU re-routing scenarios. Flow may be diverted to existing or expanded catchment to the north, or to a new catchment to the west.

Washington Primary Catchment

The Washington Primary catchment collects wastewater from the southwest quadrant of the City, generally south of the Mispillion River and west of Washington Street. The wastewater is directed to Pump Station No. 1 (also referred to as the Washington Street PS) located in Sussex County on the Mispillion River at Washington Street. The limiting facility for the catchment appears to occur after discharge from the force main into a 24-inch gravity line flowing to the Kent County pump station (PS NO. 7). The gravity line is located along NE Front Street. The catchment includes limited capacity of additional flows.

Short term recommendations include study and remediation of inflow and infiltration which may be reducing capacity of the 24-inch main. Long-term recommendations include re-directing flow to a direct discharge to the Kent Co. PS 7. The City's PS No. 1 is located on the Riverwalk, adjacent to the skateboard park and Greater Milford Area Chamber of Commerce offices. Relocation of PS No. 1 to a location closer to the Kent Co. PS No. 7 is part of the least-cost alternative analysis for capacity management and has the additional benefit of enhancing a highly-utilized section of the Mispillion Riverwalk.

Fisher Primary Catchment

The Fisher Primary Catchment area includes southeast Milford in Sussex County. Flows are collected at the Fisher Avenue Pump Station and directed by force main under the Mispillion River to the Kent County PS No. 7. The limiting facility within the catchment may be a section of under-sized gravity main in the vicinity of SE Front Street and Fisher Avenue. The catchment currently includes adequate capacity for flow from undeveloped properties within the current City boundary, including Hearthstone and other subdivisions currently under construction.

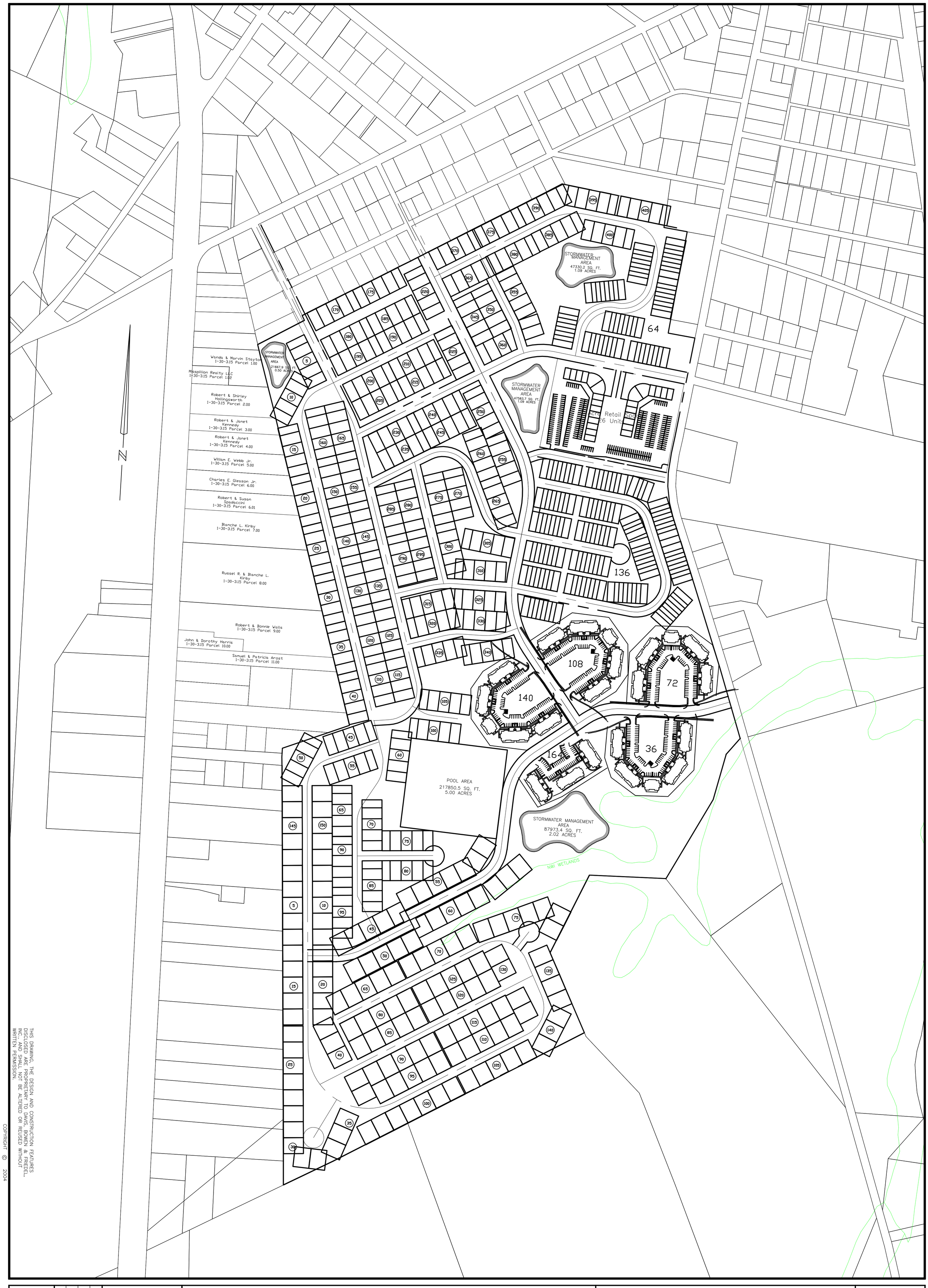
Short-term recommendation for the catchment is to evaluate the potential gravity main restriction and develop either a replacement main or flow by-pass. Long-term recommendations include expansion/upgrade of the existing Fisher pump station. Timing for such an expansion will largely be determined by current proposals for potential annexations to the southeast of Milford.

Kent County Primary Catchment

The northeast quadrant of the City and wastewater flows generated north of Airport Road and south of Warner Road are directed to Kent County PS No. 7. The limiting facility within the catchment appears to be an 8-inch sewer crossing at NW 10th Street and US Route 113. The catchment has adequate capacity for additional flows from the remaining

undeveloped portions of the Greater Milford Business Park on the west side of the highway, and for flows from undeveloped properties within the current City boundary north of the Mispillion River, east of the highway and south of New Wharf Road.

The recommendation for the long-term utilization of the catchment is to route new flows from future development west of Canterbury Road and north of the Greater Milford Business Park to a new primary catchment system. The new catchment should be conceptually designed to effectively utilize topographic fall associated with the Swan Creek/Tub Mill Pond drainage, to direct gravity flows to an expandable pump station site in the vicinity of Churchill or Bowman Road and to transmit wastewater via force main to the Kent County system to the north of the City.



1

Date: APRIL 2004
Scale: 1" = 100'
Dwn.By: JMJ
Proj.No.:
Dwg.No.:

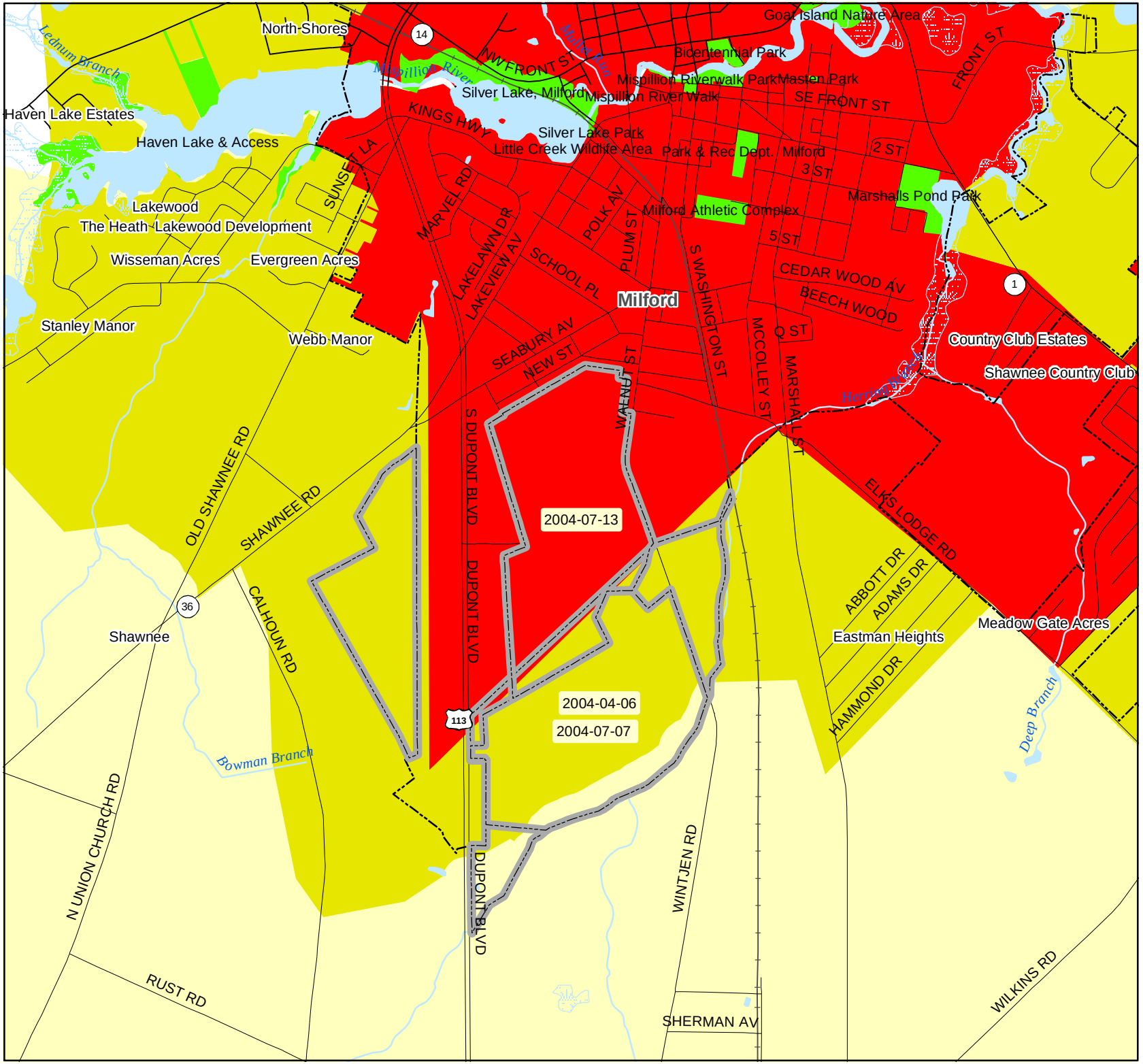
SIMPSON FARM

CITY OF MILFORD

SUSSEX COUNTY, DELAWARE

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

SKETCH PLAN-MARCH 2002 AERIAL



Preliminary Land Use Service (PLUS)

Simpson Farm
2004-07-13

- Project Area
- Municipalities
- Public-Owned
- Ag District
- Purchased Dev. Rights

State Strategy Level

- Community
- Developing Area
- Secondary
- Sensitive
- Rural

Feet
0 700 1,400 2,800

1:24,000

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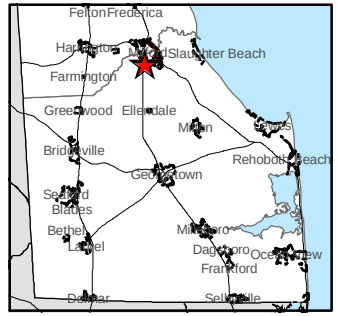

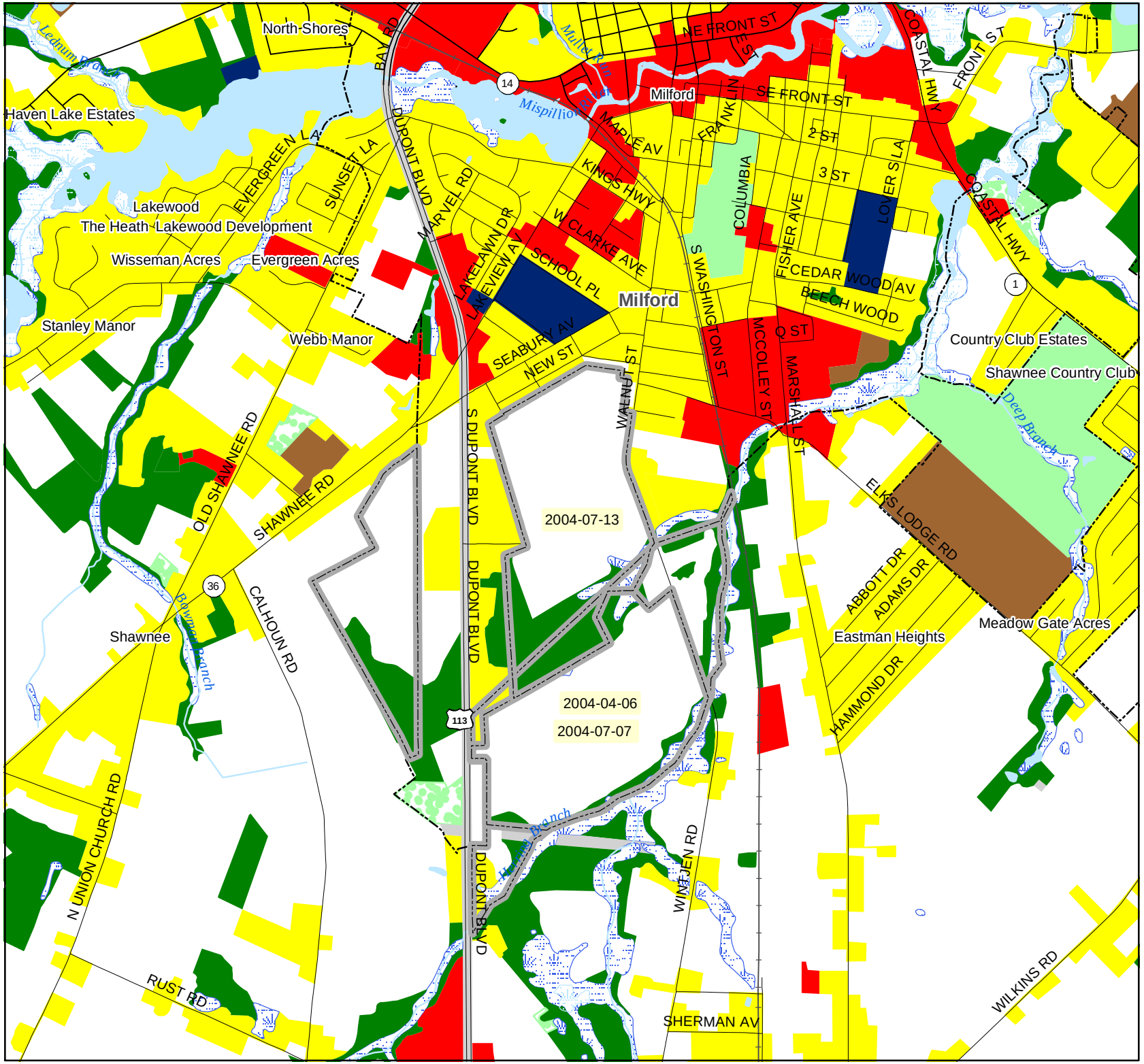

Preliminary Land Use Service (PLUS)

Simpson Farm
2004-07-13

- Project Area
- Municipalities

2002 Land Use/Land Cover

- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition

Feet
0 700 1,400 2,800

1:24,000

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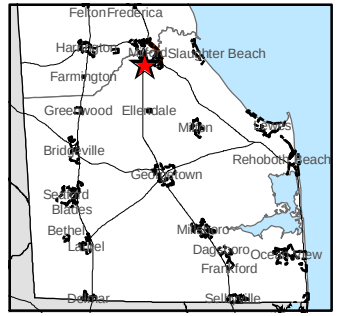

Preliminary Land Use Service (PLUS)

Simpson Farm
2004-07-13

2002 False-Color InfraRed Orthophotography

Project Area
Municipalities

Feet
0 700 1,400 2,800

1:24,000

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